

200 FT. PROPERTY OWNERS

Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
Telephone: (973) 325-4060
Facsimile: (973) 669-4859

created on 3/8/2022

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	175.14	10		17 CLEVELAND TERRACE	WEINBERG, MITCHELL D & MARNI	17 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (21)

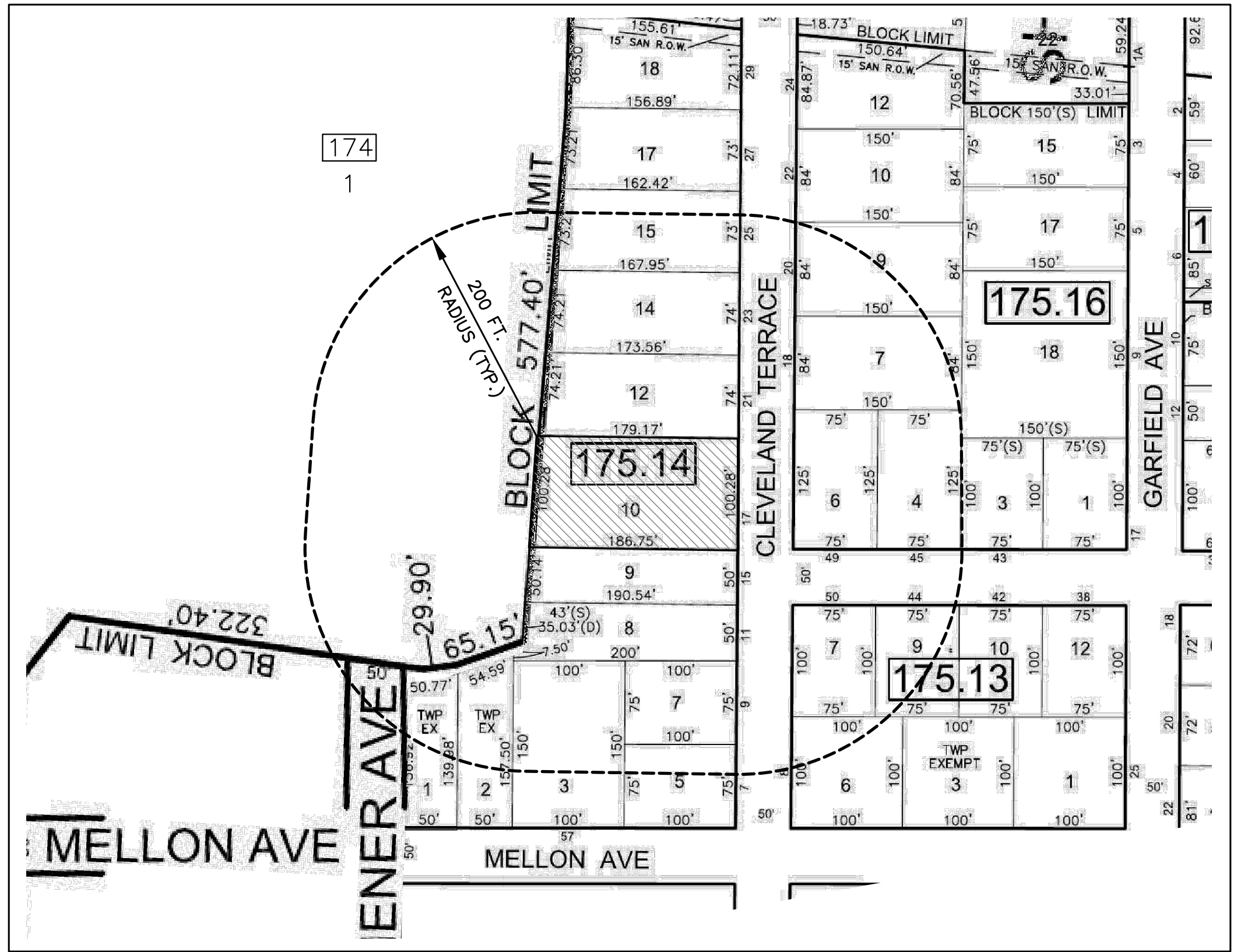
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	174	1		750 EAGLE ROCK AVENUE	WEST ORANGE, TOWNSHIP OF	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	175.13	6		8 CLEVELAND TERRACE	LAWRENCE, BRIAN & MARLENA	8 CLEVELAND TERRACE	WEST ORANGE, NJ	07052
West Orange Township	175.13	7		50 HOOVER AVENUE	BURSTEIN, DAVID & SHIRA	50 HOOVER AVENUE	WEST ORANGE, NJ	07052
West Orange Township	175.13	9		44 HOOVER AVENUE	LUNDNER, STEVEN & CHANNA'S	44 HOOVER AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	175.14	1		MELLON AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.14	2		MELLON AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	175.14	3		57 MELLON AVENUE	CALDERON, RICHARD A-TRAN, CHAUTUYEN T	57 MELLON AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	175.14	5		7 CLEVELAND TERRACE	GONZALEZ, J. & HARRISON, A	7 CLEVELAND TERR	WEST ORANGE, NJ	07052
West Orange Township	175.14	7		9 CLEVELAND TERRACE	GOLDBERG, MITCHELL J. & MARJORIE D.	9 CLEVELAND TERR	WEST ORANGE, NJ	07052
West Orange Township	175.14	8		11 CLEVELAND TERRACE	LIGUORI, JEAN F.	11 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.14	9		15 CLEVELAND TERRACE	BORG, KAREN & ANDREW	15 CLEVELAND TERR	WEST ORANGE, NJ	07052
West Orange Township	175.14	10		17 CLEVELAND TERRACE	WEINBERG, MITCHELL D & MARNI	17 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.14	12		21 CLEVELAND TERRACE	SPRINZEN, MYLES B + FRANCINE	21 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.14	14		23 CLEVELAND TERRACE	YEDWAB, STUART & SHARON	23 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.14	15		25 CLEVELAND TERRACE	FARBER, S. & R. & GLICKLICH, H.	25 CLEVELAND TERR	WEST ORANGE, NJ	07052
West Orange Township	175.15	1		MELLON AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	175.16	4		45 HOOVER AVENUE	BROWN, ALGERNON	45 HOOVER AVE	WEST ORANGE, NJ	07052
West Orange Township	175.16	6		49 HOOVER AVENUE	NOVICK, MITCHELL & GAIL PHYLLIS	49 HOOVER AVENUE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.16	7		18 CLEVELAND TERRACE	LAZARUS, JONATHAN E	18 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052
West Orange Township	175.16	9		20 CLEVELAND TERRACE	KATZ, STEVEN	20 CLEVELAND TERRACE	WEST ORANGE, NJ	07052
West Orange Township	175.16	10		22 CLEVELAND TERRACE	ALTMAN, DANIEL & W. RITA	22 CLEVELAND TERRACE	WEST ORANGE, NEW JERSEY	07052

CERTIFIED

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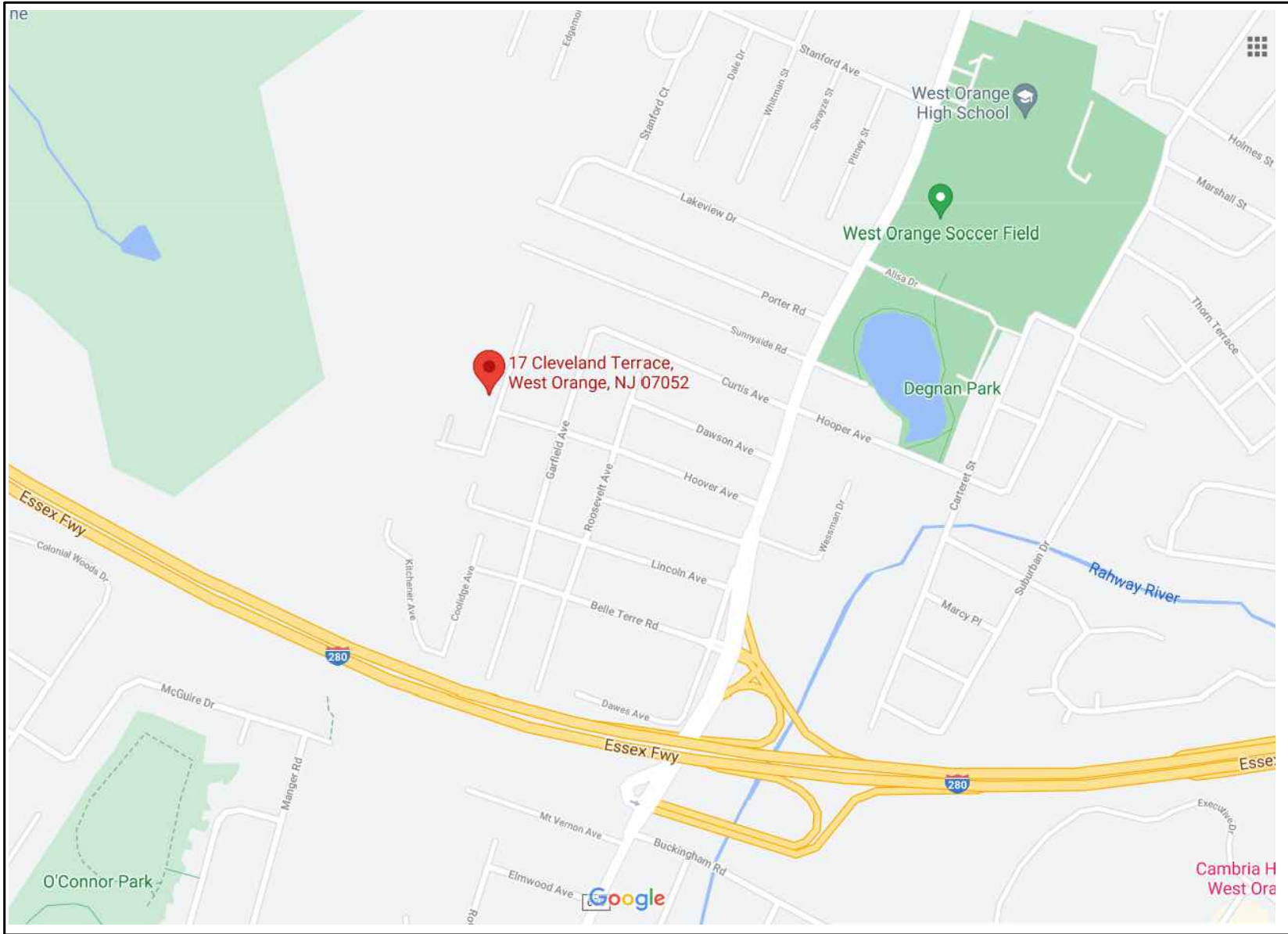
TOWNSHIP OF WEST ORANGE
TAX ASSESSOR

17 CLEVELAND TERRACE
BLOCK 175.14 LOT 10
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY



TAX MAP

NTS
TOWNSHIP OF WEST ORANGE TAX NO. # 121,123



LOCATION MAP

NTS
SOURCE: GOOGLE MAPS

INDEX OF DRAWINGS

- SP-1 COVER SHEET
- SP-2 VARIANCE PLAN
- SP-3 LANDSCAPE PLAN

OWNER / APPLICANT

Weinberg Mitchell and Marni
17 Cleveland Terrace
West Orange, NJ 07052
973-798-4948

PAUL W. ANDERSON

N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

SIGNATURE
SIGNATURE INVALID WITHOUT RAISED SEAL OF P.E.

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ACSS
Anderson Consulting Services, LLC
40 Miller Drive
Bloomington, NJ 07005
TEL: 973.975.0703
Fax: 973.975.0703
www.pwanderson-cs.com

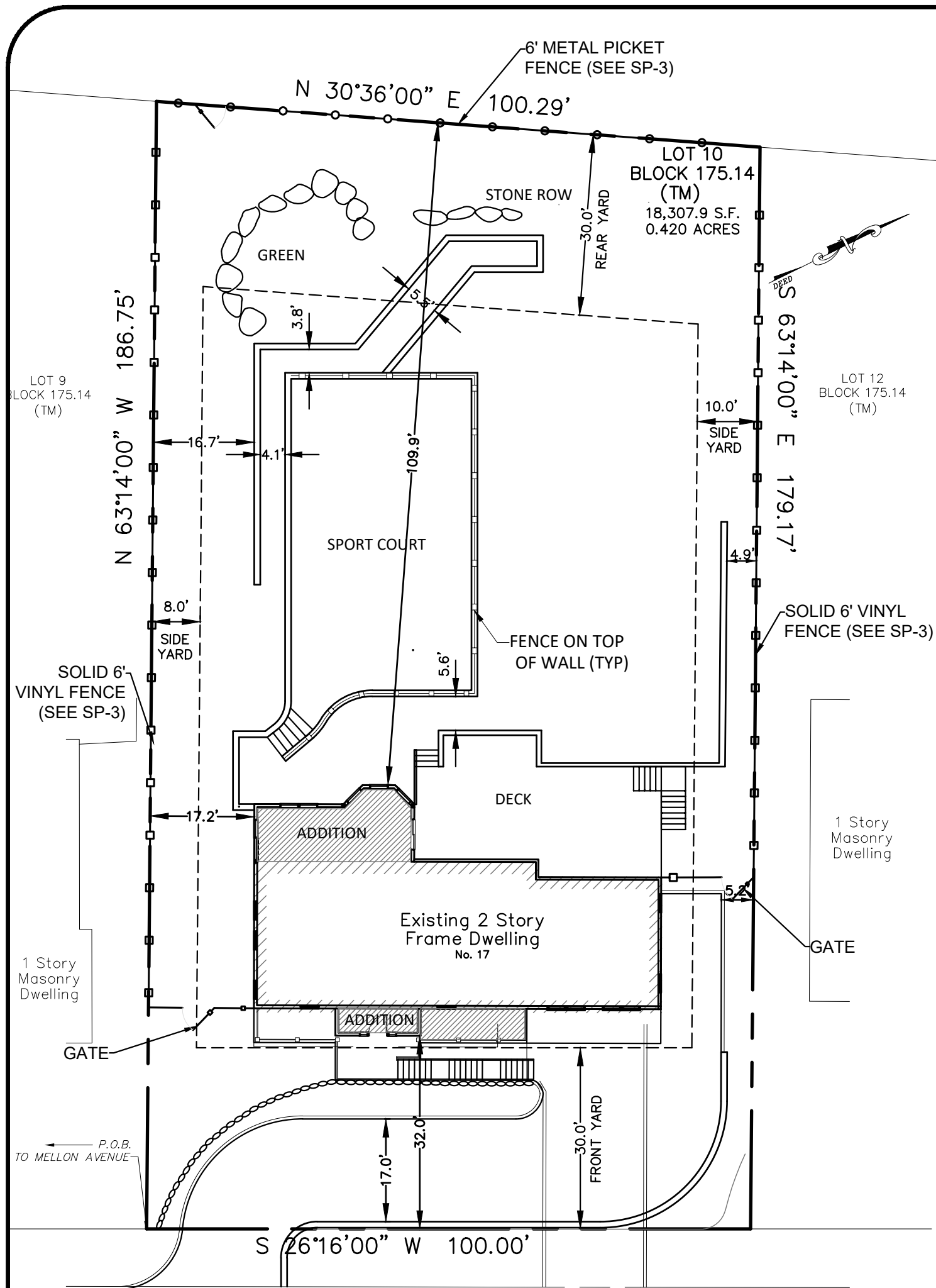
Proj. No. CLEVELAND
Date 08-08-21
Drawn by ET
Designed by PWA
Checked by PWA
Scale AS SHOWN

17 CLEVELAND TERRACE
BLOCK 175.14 LOT 10
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

COVER SHEET

SP-1

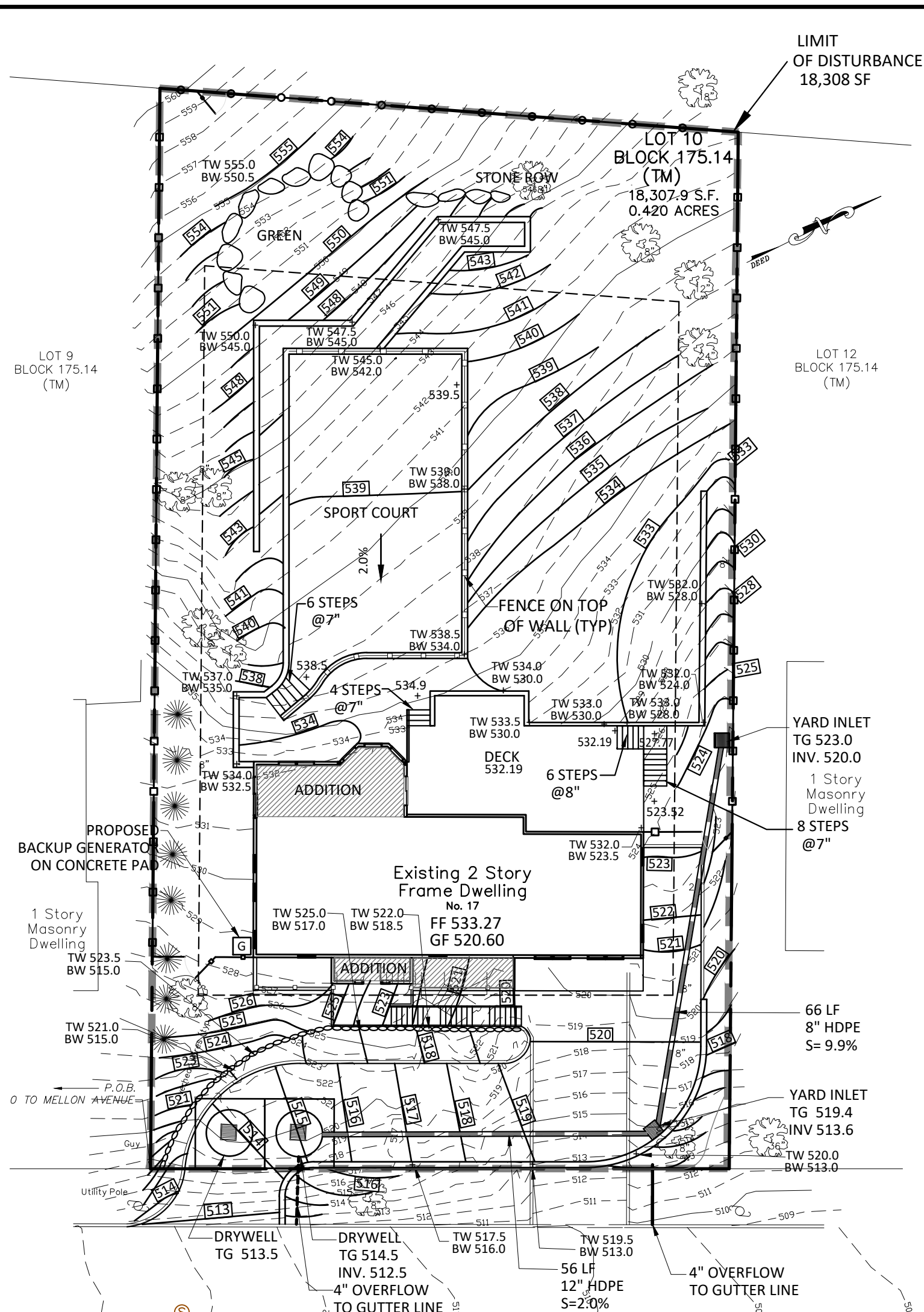
SHEET 1 OF 3



CLEVELAND 50' ROW TERRACE

PLOT PLAN

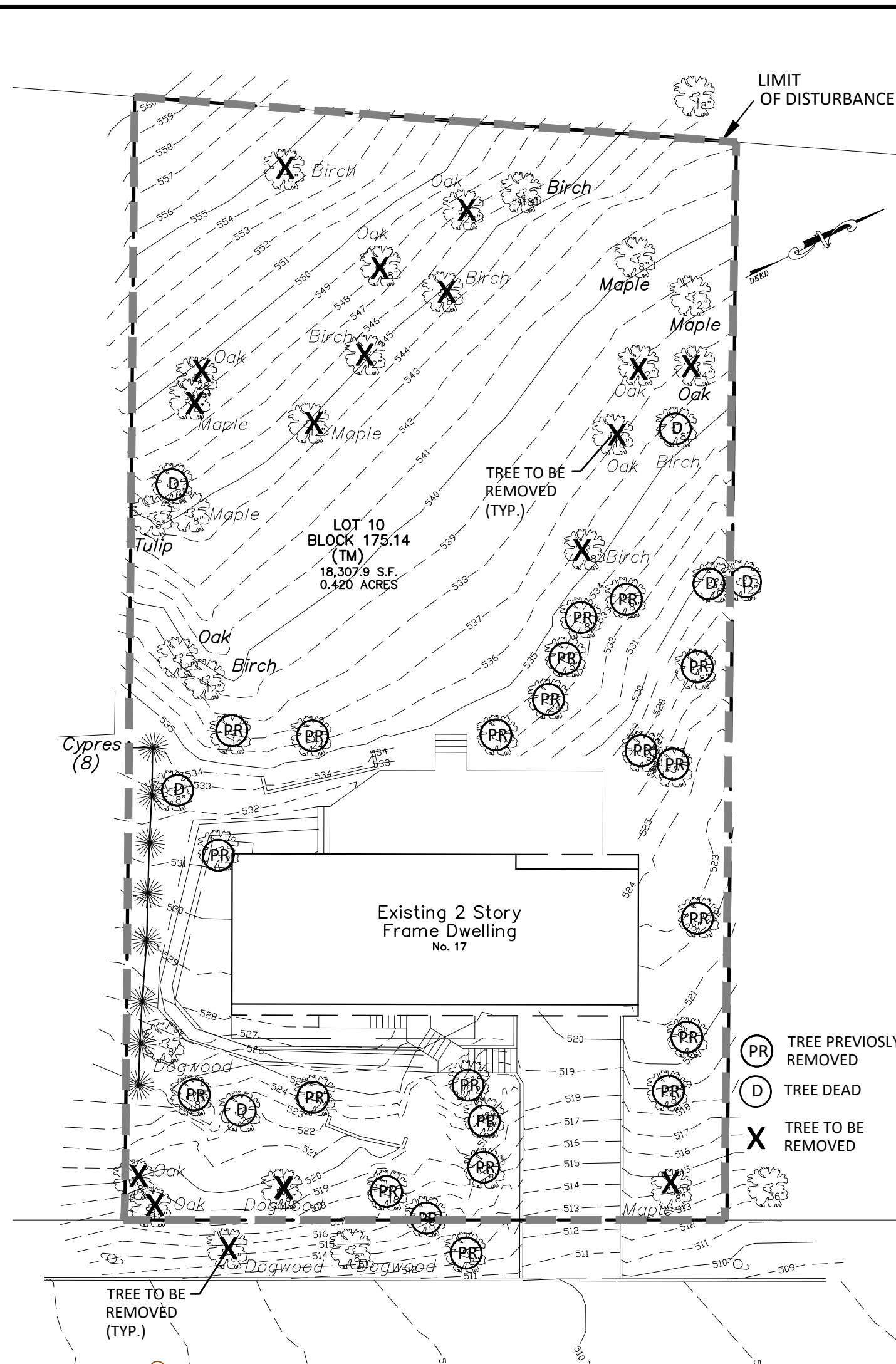
SCALE: 1" = 20'



CLEVELAND 50' ROW TERRACE

GRADING AND UTILITY PLAN

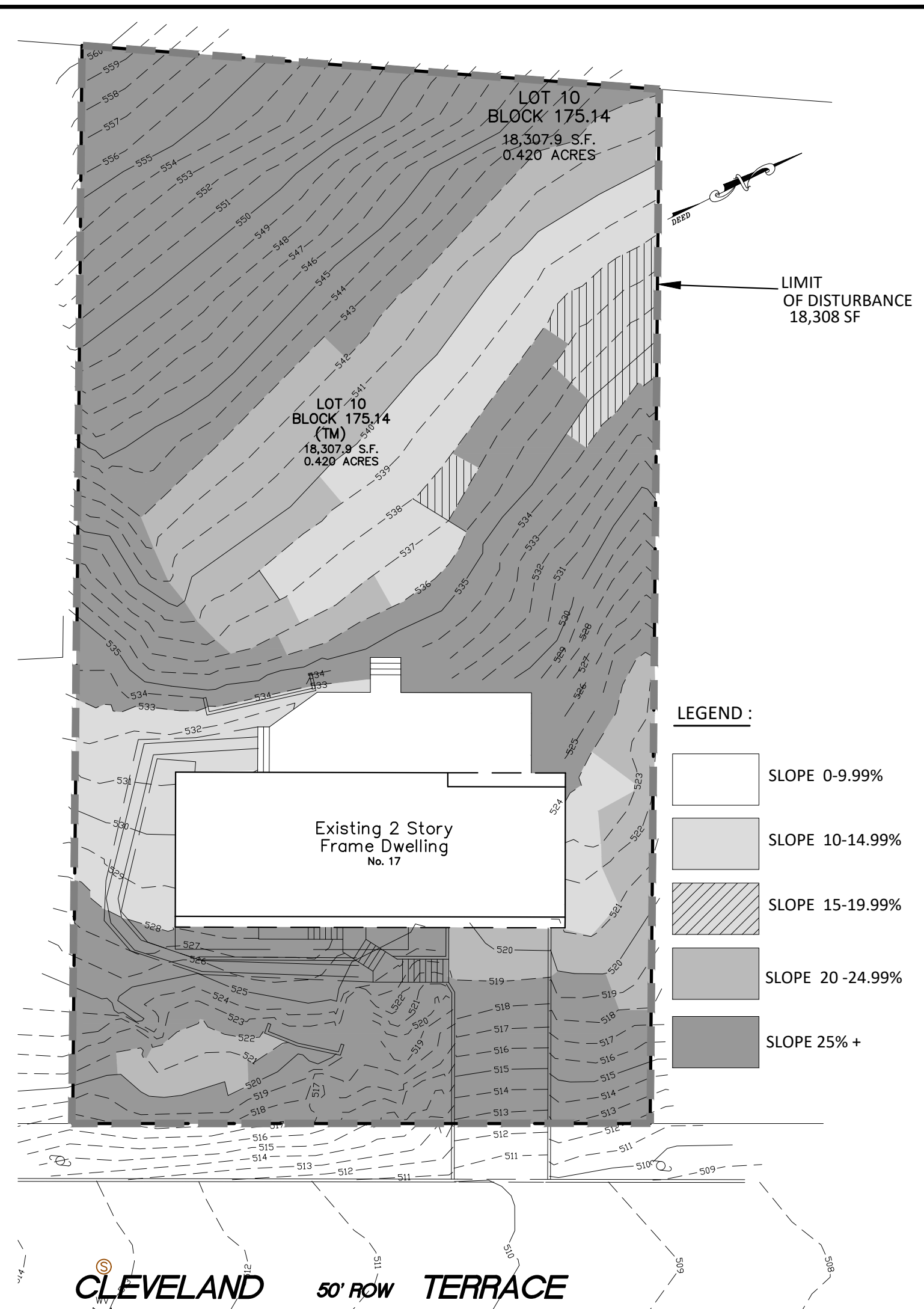
SCALE: 1" = 20'



CLEVELAND 50' ROW TERRACE

TREE REMOVAL PLAN

SCALE: 1" = 20'



CLEVELAND 50' ROW TERRACE

SLOPE MAP

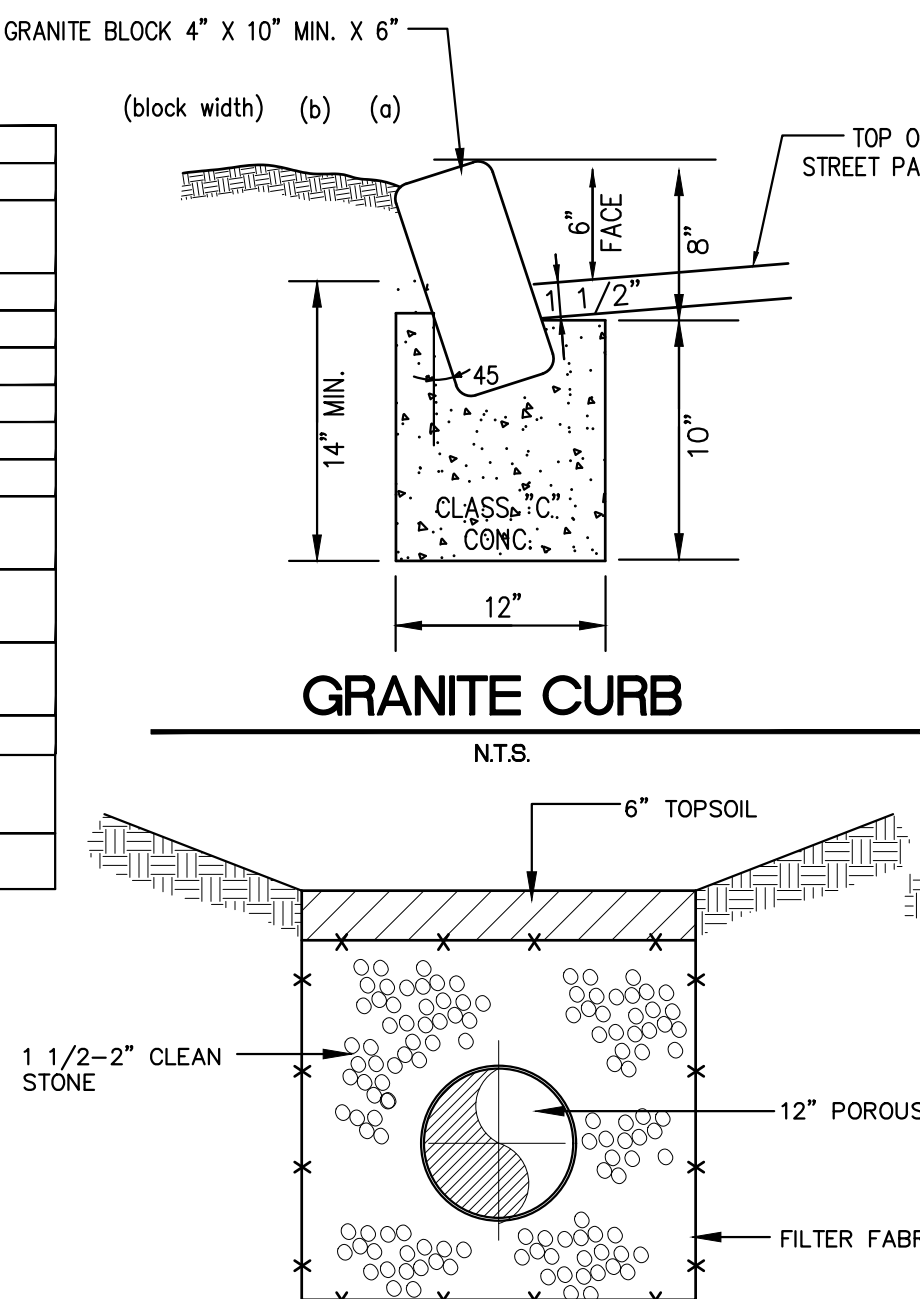
SCALE: 1" = 20'

COLOR	SLOPE PERCENT RANGE	EXISTING LOT PERCENT	EXISTING LOT AREA	PERMITTED DIST. PERCENT	PERMITTED DIST. AREA	PROPOSED LOT PERCENT	PROPOSED LOT AREA	STATUS
	0-9.99	13.5	2480	100	2480	100	2480	C
	10-14.99	13.4	2449	60	1469	7506	1860	V
	15-19.99	15.1	2760	40	1104	86	2383	V
	20-24.99	2.5	454	20	91	75.3	342	V
	25%+	55.5	10165	0	0	77.5	7880	V

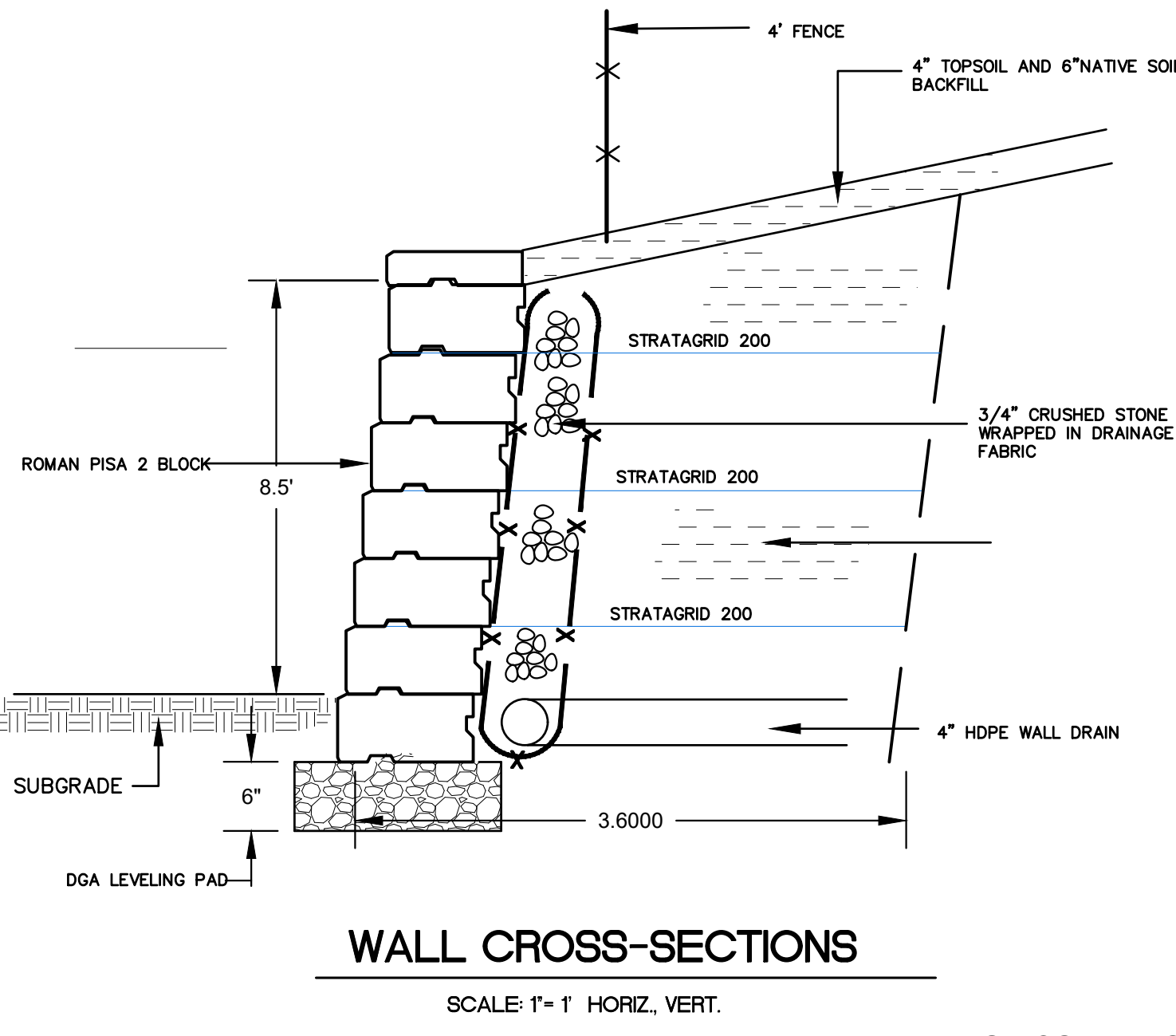
	REQUIRED	EXISTING	PROPOSED	COMMENT
LOT AREA	10,000 SF	18,307.9 SF/5,144	18,307.9 SF/5,144	ENC (1)
LOT AREA PER UNIT	10,000 SF	18307.9 SF	18,307.9 SF	C
LOT WIDTH	75 FT	100 FT	100 FT	C
FY	30 FT	35.8 FT	32.0 FT	C
SY	10 & 8 FT	15.1 FT	15.1 FT & 17.2 FT	C
RY	30 FT	124.3 FT	109.9 FT	C
BLD COVERAGE	35%	49.1%	49.1%	ENC
LOT COVERAGE	45%	3,362 SF	65.4% 5,771 SF	112.2% V
ACCESSORY SETBACK, PARKING	5 FT	15 FT	5 FT	C
MIN RES FLOOR AREA	1600 SF	4616 SF	4616 SF	C
FY AREA FOR PARKING	30%	591 SF/3408	1990 SF/3408	V
BUILDING HEIGHT	2 1/2 STY, 35 FT	30.65 FT	30.65 FT	C
STEEP SLOPE DISTURBANCE	SEE TABLE			V
RETAINING WALL HEIGHT	8.5 FT.			V

(1) EXISTING NON CONFIRM LOT AREA BASED ON E FECTIVE LOT AREA

EFFECTIVE LOT AREA
 2,480 SF (1) = 2,480 SF
 2,449 SF (0.6) = 1,469.4 SF
 2,760 SF (0.4) = 1,104.0 SF
 454 SF (0.2) = 90.8 SF
 10,165 SF (0.0) = 0.0 SF
 5,144.2 SF

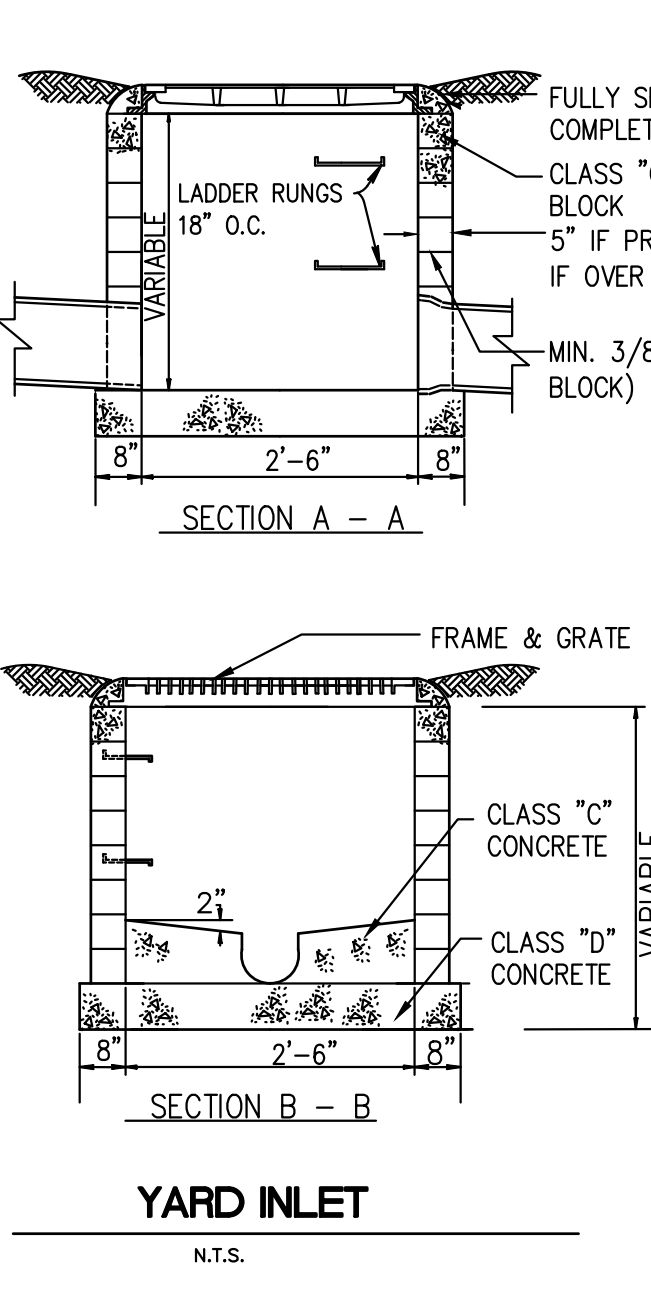


TRENCH DETAIL



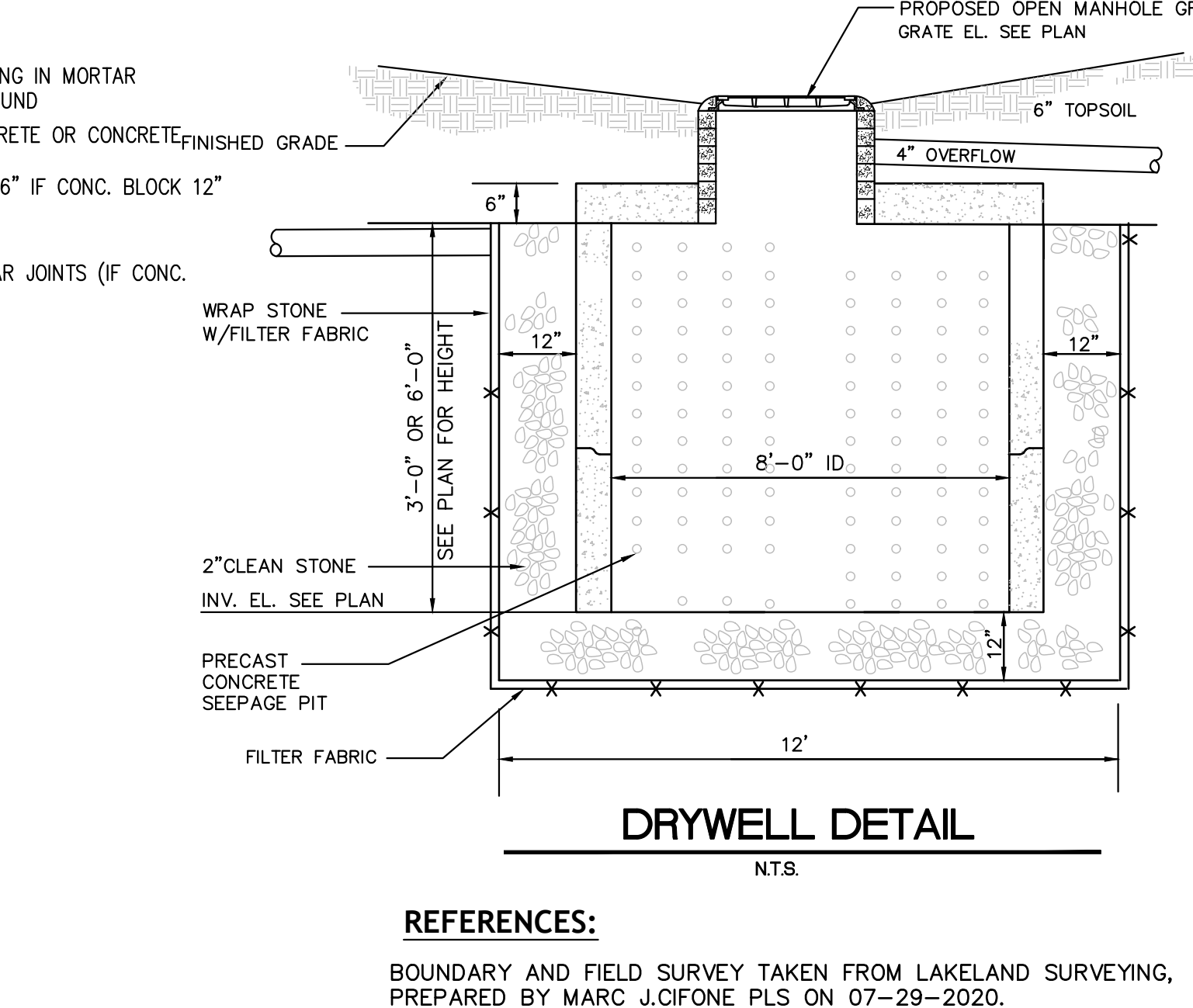
WALL CROSS-SECTIONS

SCALE: 1" = 1' HORIZ. VERT.



YARD INLET

N.T.S.

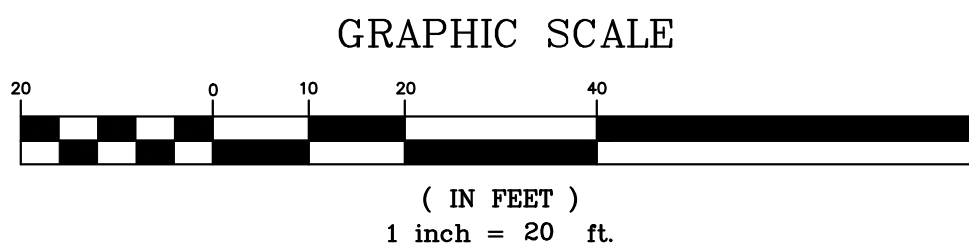


DRYWELL DETAIL

N.T.S.

REFERENCES:

BOUNDARY AND FIELD SURVEY TAKEN FROM LAKELAND SURVEYING, PREPARED BY MARC J.CIFONE PLS ON 07-29-2020. HOUSE LAYOUT BY APPEL DESIGN GROUP ARCHITECT - 4-21-21



LOT COVERAGE	EXISTING	PROPOSED
HOUSE & ADDITION	1,637 SF	1,938 SF
DRIVEWAY	589 SF	2,117 SF
SPORT COURT, WALKWAY W/STAIRS	271 SF	2,000 SF
WALLS	53 SF	512 SF

TOTAL- 6,567 SF

PAUL W. ANDERSON
 N.J. PROFESSIONAL ENGINEER
 LIC. NO. 33410

REV. 7-2-22 ADD TREE REMOVAL PLAN
 REV. 6-20-22 ADD SLOPE MAP
 Revisions

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Anderson Consulting Services, LLC
 40 Miller Drive
 Boonton, NJ 07005
 TEL: 973.975.0703
 Fax: 973.975.0703
 www.pwanderson-cs.com

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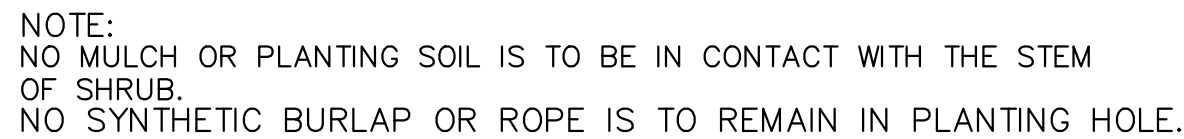
17 CLEVELAND TERRACE
 BLOCK 175.14 LOT 10
 TOWNSHIP OF WEST ORANGE
 ESSEX COUNTY, NEW JERSEY

VARIANCE PLAN
 SP-2
 SHEET 2 OF 3

- THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. AND NOTIFY THE DESIGN ARCHITECT IN REFERENCE TO ANY DISCREPANCIES OR LOCATIONS CONFLICTS PRIOR TO PLANTING INSTALLATION.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN OR THE PLANT MATERIAL WILL BE UNACCEPTABLE ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND BE CERTIFIED DISEASE AND INSECT FREE.
3. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARDS TO SIZE, SPECIES VARIETY, ETC. WITHOUT WRITTEN PERMISSION OF THE DESIGN ARCHITECT, WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.
4. LOCATION AND SPACING FOR PROPOSED VEGETATION IS AS SHOWN ON LANDSCAPE PLANS.
5. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
6. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. PROVIDE BURLAP WRAPPING WITH A 50% OVERLAP. CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL.
7. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANT PITS ONE 9. PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANT PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH SAND.
8. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PRODUCTIVE SOIL, OF A GOOD LOAM TYPE. IT SHALL BE FREE OF STONES OR OTHER FOREIGN MATTER IT SHALL NOT BE WORKED IN MUDDY OR WET CONDITIONS.
9. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE.
10. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED FOR TWO YEARS TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF PLANTS.
11. COMMERCIAL FERTILIZER TO BE USED SHALL BE COMPLETE FERTILIZER AND SHALL BE A STANDARD PRODUCT COMPLYING WITH STATE AND FEDERAL FERTILIZER LAWS.
12. ALL PLANTING MATERIAL SHALL BE GUARANTEED FOR 2 YEARS AFTER THE DATE OF FINAL ACCEPTANCE BY THE DESIGN ARCHITECT.
13. ALL PLANTING BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD BARK.
14. ALL DISTURBED AREAS SHALL BE SEEDED PER EROSION CONTROL SPECIFICATIONS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING OF THE PLANTS FOR (2) TWO YEARS AFTER INSTALLATION AND SHALL REPLACE ANY TREES OR SHRUBS WHICH MAY DIE DURING THAT PERIOD. LAWN AREAS MUST HAVE A 90% AREA COVER IN ORDER TO ASSURE FINAL ACCEPTANCE BY OWNER.
16. TAXUS YEW TO BE MAINTAINED AS FORMAL HEDGE 4 FT MAX HT.



SCALE: NTS



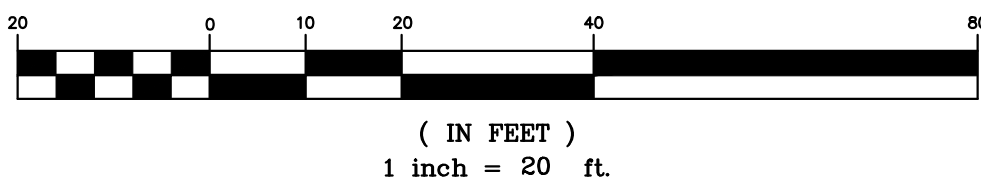
SCALE: N.T.S.



N.T.S.



GRAPHIC SCALE



TREES TO BE REMOVED	PROPOSED REPLACEMERNT TREES
17	29

PLANT LIST						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
CL	20	CUPRESSUS X LEYLANDII	LEYLAND CYPRESS	9 TO 10'	B&B	
CS	1	CATALPA SPECIOSA	NORTHERN CATALPA	3-3.5" CAL.	B&B	
ARRS	5	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	3-3.5" CAL.	B&B	
QR	3	QUERCUS RUBRA	NORTHERN RED OAK	3-3.5" CAL.	B&B	
SHRUBS & GRASSES						
VR	21	VIBURNUM RHYTIDOPHYLLUM	LEATHER LEAF VIBURNUM	6 TO 7'	B&B	
VT	20	VIBURNUM TINUS	LAURUSTINUS	6 TO 7'	B&B	MUST BE 6' TALL
PS	32	PRUNUS LAUROCERSASUS 'SCHIPKAENSIS'	SCHIP LAUREL	6 TO 7'	B&B	
HQGG	59	HYDRANGEA QUERCIFOLIA 'GATSBY GAL'	OAKLEAF HYDRANGEA 'GATSBY GAL'	4 TO 5'	7 GAL	
PVN	33	PANICUM VIGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	6 TO 7'	7 GAL	MUST BE 6' TALL
CAKF	61	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	4 TO 5'	5 GAL.	

PAUL W. ANDERSON
N.J. PROFESSIONAL ENGINEER
LIC. NO. 33410

Paul W. Anderson

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Revisions
REV: 5-20-22 ADD SLOPE MAP
REV: 7-7-22 ADD TREE REMOVAL PLAN

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ACS
Anderson Consulting Services LLC
40 Miller Drive
Boonton, NJ 07005
TEL: 973.975.0703
Fax: 973.975.0703
www.acs-usa.com

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17 CLEVELAND TERRACE
BLOCK 175.14 LOT 10
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ESSEX COUNTY, NEW JERSEY

LANDSCAPE PLAN

SP-3

SHEET 3 OF 3